

Property at 00020 HILLSBORO LANE

Prop ID 2750020

Printed 06-Feb-2024 2:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARSON KATHRYN
 Second name:
 Address: 20 HILLSBORO LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 2750020 Neigh.: Zone: R40 Vol: 661 Page: 568

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	171,610
Resident Outbldg	2.00	1,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Dec-2006
 Sale price: 322,500
 Sale valid:

Values

Mkt value :
 Cost value: 401,286

Summary

Total assessments	280,900
Total exemptions	
Net assessment	280,900

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2443
 Mkt/sale :
 Assmt/sale: .8710

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.590	7,500	4,425			4,425	3,098
Residual		25,700						

1.510 acres

Total land value

154,425

108,098

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	1,922
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	281,000
Basement	Full		1,782	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	Saunas 8,500
Attic	None	Attic size:		
Additions				18,607
Other Features	WB Stks		Bsmt Gar	14,250
Sub-Total				322,357
Grade	B-	Factor 1.1700		377,158
CDU		C&D Factor 1.00		377,158
Depreciation		35 %		245,153
		Computed cost value @ 70%		171,607

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	BSMT Basement addition	140	2,580

Total additions 18,607

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
RS1 Frame	8	6	48	30.00		C	1,440	50	700
Utility Shed									
Value at 70%		1,190					Value at 100%		1,700

